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**TOWNSEND COMMUNITY
DEVELOPMENT PROGRAM
PHASE I PLANNING
(January to March, 1976)**



Ministry of
Housing

The Province of Ontario acquired the 15,000 acre (6,000 hectare) Townsend townsite for a new city in Haldimand-Norfolk to accommodate population growth in the Region as a result of the development of the industrial/energy complex by Stelco, Texaco and Ontario Hydro on Lake Erie.

The Regional Council of Haldimand-Norfolk was involved with the Province in the selection of Townsend as the preferred site, and the ongoing planning of the new city is proceeding in close consultation with the Regional Municipality. The Task Force on Regional Development Strategy that will produce the basic guidelines which will lead to the Regional Official Plan has both Regional and Provincial representation. Both levels of government are also working together on Technical Committees involved in the planning of Townsend.

Development of the new city will minimize the social and economic impact on existing communities resulting from the expected population

increase in the Region, and will reduce the need for people to commute long distances from such cities as Hamilton and Brantford, thereby reducing energy and transportation costs.

RESEARCH

Since January, 1976, the Townsend Community Development Program has been working with consultants on technical studies which are illustrated by maps in the accompanying brochure entitled "Factors Influencing Planning of Townsend New Town".

These maps identify:

1. Priority areas for agricultural use;
2. Cultural and historical constraints for development;
3. Biotic constraints for development;
4. Abiotic constraints for development;
5. Existing transportation network;
6. Proposed regional services;

PLANNING PROGRESS TO DATE

The First Community

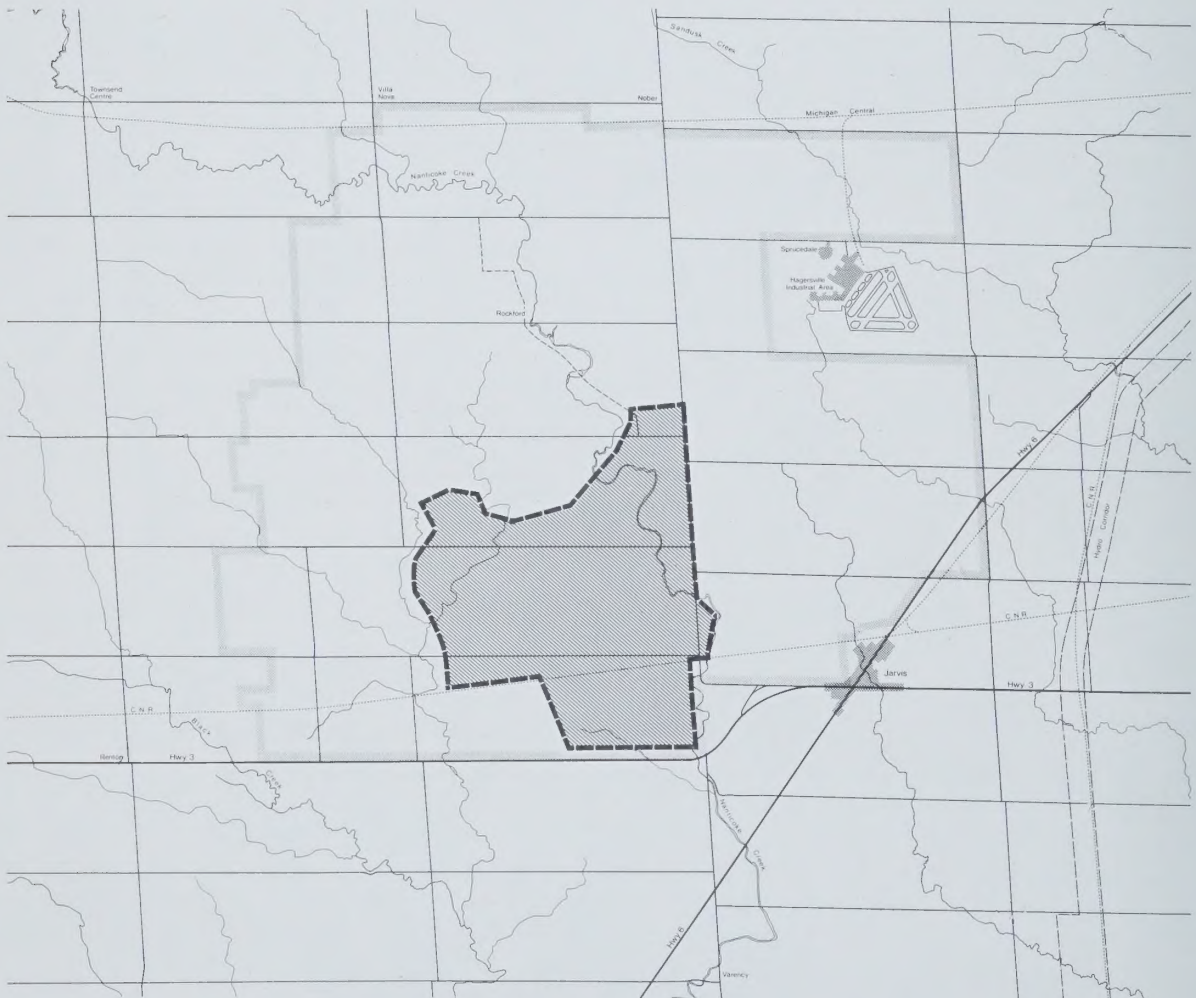
Townsend will be developed in stages. A Study Area of 2,000 acres (800 hectares) has been identified for the first community of 20,000, and is illustrated on the accompanying map.

The location of the Study Area was chosen because:


1. It will be close to the interim sewage treatment facilities to be located next to Nanticoke Creek;
2. It has a minimum of environmental constraints;

3. It is well served by the existing regional road and highway network;
4. It has potential for attractive residential development;
5. It has good potential for the location of the regional centre.

Approximately 1,250 acres (500 hectares) will be required for the population of 20,000 persons, permitting several alternative locations to be evaluated within the 2,000-acre envelope.



Stage 1: 20,000 Population (1986)

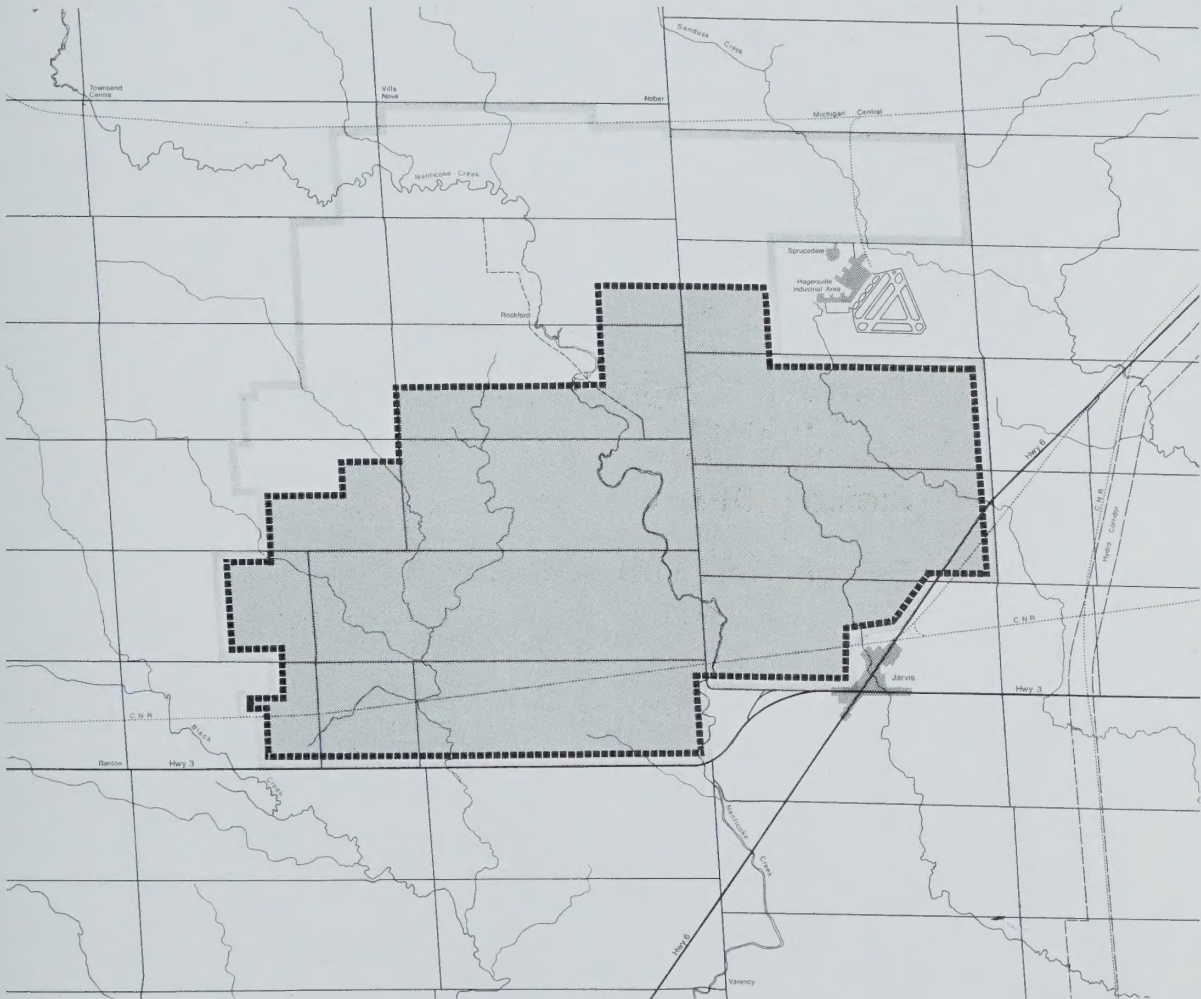
 Study Area for First Phase



Surrounding the Study Area for the first community of 20,000, a second Study Area encompassing 6,750 acres (2,700 hectares) has been identified as suitable for urban development. This Area, which is illustrated in the accompanying map, was selected because:

2. It is closer to the proposed regional water and sewage services;
3. It is well served by existing regional roads and highway network;
4. It is closer to the Lake Erie industrial/energy complex.

Within this Study Area, 5,500 acres (2,200 hectares) will be needed for the complete New Town of 100,000. Alternatives will be explored to determine precisely where the 5,500-acre portion will be located within the overall Study Area.

 Study Area for New Community

Public Involvement

The Province is firmly committed to public involvement in the Townsend planning process, and this has been endorsed by the Townsend Advisory Committee. The Advisory Committee includes: Wm. Hodgson, M.P.P., Parliamentary Assistant to the Minister of Housing; John McCombs, Regional Chairman; John Pow, Mayor of Nanticoke; David Peirson, Mayor of Haldimand; and James Allan.

The Next Step

In the next phase, planners will develop and evaluate alternative locations for the first Community of 20,000 within its Study

Area. At the same time, they will develop alternative locations for the complete city of 100,000.

Please add any comments you feel would assist the planners on the enclosed self-addressed postage paid card, and mail it to the Townsend Community Development Program.

Your comments will be considered along with technical studies currently being carried out in the preparation of alternative locations for the first Community of 20,000 and the City of 100,000. Once these alternatives have been identified, the Townsend Program will again seek your views.

For more information, please contact:

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